

046.G

0001

0002.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

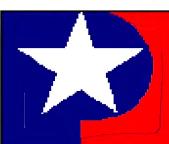
327,900 / 327,900

USE VALUE:

327,900 / 327,900

ASSESSED:

327,900 / 327,900


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
155		WARREN ST, ARLINGTON

OWNERSHIP	Unit #:	2
Owner 1: MURPHY JOSEPH G & MARTA TRS		
Owner 2: JOMART REALTY TRUST		
Owner 3:		

Street 1: 155 WARREN STREET #1	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: N

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Aluminum Exterior and 835 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	water
Census:	Sewer
Flood Haz:	Electri
D	Exempt
s	
t	

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7066																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	324,600	3,300		327,900		152514
							GIS Ref
							GIS Ref
							Insp Date
							07/12/18

PREVIOUS ASSESSMENT								Parcel ID	046.G-0001-0002.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	102	FV	324,600	3300	.		327,900		Year end	12/23/2021		
2021	102	FV	315,400	3300	.		318,700		Year End Roll	12/10/2020		
2020	102	FV	310,800	3300	.		314,100	314,100	Year End Roll	12/18/2019		
2019	102	FV	320,600	3300	.		323,900	323,900	Year End Roll	1/3/2019		
2018	102	FV	283,900	3300	.		287,200	287,200	Year End Roll	12/20/2017		
2017	102	FV	259,100	3300	.		262,400	262,400	Year End Roll	1/3/2017		
2016	102	FV	259,100	3300	.		262,400	262,400	Year End	1/4/2016		
2015	102	FV	239,700	3300	.		243,000	243,000	Year End Roll	12/11/2014		

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
	20457-396		3/1/1990			100	No	No	A						

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/3/2008	1267	Dormers	9,500			G10	GR FY10	BUILD DORMER / INS	7/12/2018	Measured	DGM	D Mann					
5/30/2008	530	Siding	10,500			G9	GR FY09		5/6/2000	Meas/Inspect	197	PATRIOT					
10/12/2004	1042	Wood Dec	13,900														

 Sign:  VERIFICATION OF VISIT NOT DATA

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>													
Type: 99 - Condo Conv		Full Bath: 1	Rating: Average					641-2132, Building Number 1; WDK=48SF.																	
Sty Ht: 2 - 2 Story		A Bath: 1	Rating: 1																						
(Liv) Units: 1	Total: 1	3/4 Bath: 1	Rating: 1																						
Foundation: 3 - Brick or Stone		A 3QBth: 1	Rating: 1																						
Frame: 1 - Wood		1/2 Bath: 1	Rating: 1																						
Prime Wall: 3 - Aluminum		A HBth: 1	Rating: 1																						
Sec Wall: 1	%	OthrFix: 1	Rating: 1																						
Roof Struct: 1 - Gable		<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>																			
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Average	1st Res Grid   Desc: Line 1   # Units 1																					
Color: GREY		A Kits: 1	Rating: 1																						
View / Desir: N - NONE		Frl: 1	Rating: 1																						
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating: 1																				
Grade: C - Average		<b>CONDO INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>															
Year Blt: 1922	Eff Yr Blt:	Location:																							
Alt LUC:	Alt %:	Total Units:																							
Jurisdict: G10	Fact: .	Floor: 1 - 1st Floor																							
Const Mod:		% Own: 32.000000000																							
Lump Sum Adj:		Name: 108 - 7066																							
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>																					
Avg Ht/FL: STD		Phys Cond: GD - Good	18. %																						
Prim Int Wal 2 - Plaster		Functional: 1	18. %																						
Sec Int Wall: 1	%	Economic: 1	18. %																						
Partition: T - Typical		Special: 1	18. %																						
Prim Floors: 3 - Hardwood		Override: 1	18. %																						
Sec Floors: 1	%	Total: 18.6 %																							
Bsmnt Flr: 12 - Concrete		<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>																			
Subfloor:		Basic \$ / SQ: 305.00																							
Bsmnt Gar:		Size Adj.: 1.35000002																							
Electric: 3 - Typical		Const Adj.: 0.99989998																							
Insulation: 2 - Typical		Adj \$ / SQ: 411.709																							
Int vs Ext: S		Other Features: 55000																							
Heat Fuel: 2 - Gas		Grade Factor: 1.00																							
Heat Type: 1 - Forced H/Air		NBHD Inf: 1.00000000																							
# Heat Sys: 1		NBHD Mod: 1																							
% Heated: 100	% AC: 1	LUC Factor: 1.00																							
Solar HW: NO	Central Vac: NO	Adj Total: 398777																							
% Com Wal	% Sprinkled	Depreciation: 74172																							
		Depreciated Total: 324604																							
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:																	
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 046.G-0001-0002.0												<b>IMAGE</b>									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					<b>AssessPro Patriot Properties, Inc</b>			
3	Garage	D	Y	1	10X20	A	AV	1922	27.50	T	40	102			3,300		3,300								
More: N	Total Yard Items:	3,300		Total Special Features:					Total:					3,300											